



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: December 14, 2016

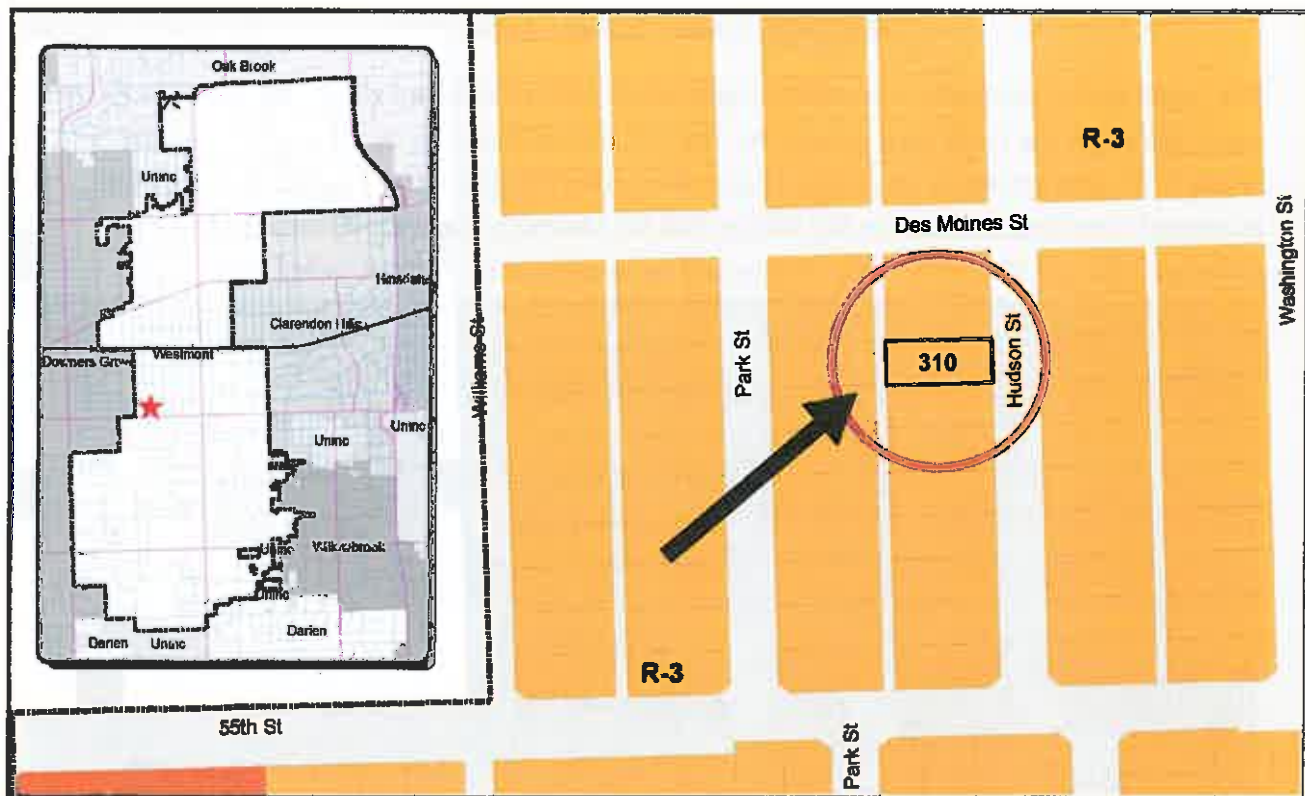
P/Z 16-027

TITLE: Clark and Karen Neuharth regarding the property located at 310 South Hudson Street, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to allow for construction of a home addition within a required front yard setback in the R-3 Single Family Detached Residence District.

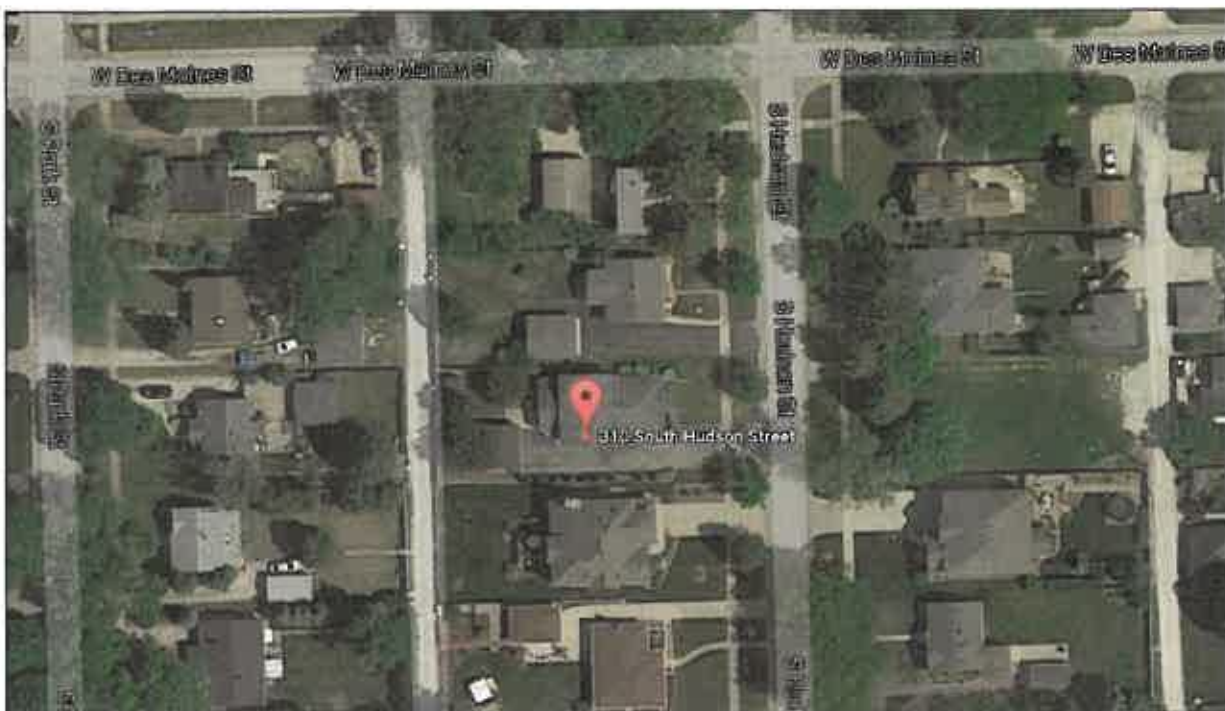
BACKGROUND OF ITEM

The subject lot is located on the west side of Hudson Street between Des Moines Street and 55th Street. Also known as Lot 3 in Block 23 of the Arthur T. McIntosh and Company subdivision, the lot is approximately 60' x 145' and is approximately 8,670 square feet or 0.20 acres.



310 South Hudson Street - Zoning Map

The property is zoned R-3 Single Family Detached Residential District, as are the adjacent properties to the north, south, east and west.



310 South Hudson Street - Aerial Map

The home on the property is an existing split-level, with a detached garage and shed in the rear yard. Although the front yard setback for the R-3 zoning district is 35', the current home is setback 30', and would be considered legal non-conforming by Village codes. Having been improved over time and before the Village had lot coverage maximums, the existing lot coverage exceeds 50% when only 35% would be permitted by current codes.



310 South Hudson Street - Existing Lot Conditions

The petitioner has approached the Village with a plan to remove the existing garage, shed, a bulk of the driveway, and the rear patio so that an attached garage may be constructed. This would include relocating the main entry from the side to the front of the house. A covered front porch entry would be constructed, which would further encroach into the front yard setback requirement by an additional 5'.

The petitioner requests a variance of 10' from the minimum front yard setback of 35'. The resulting front porch entry would be at a 25' setback from property line.

ZONING ANALYSIS

The proposed construction is permitted in the R-3 Single Family Detached Residence zoning district and matches the character of the surrounding neighborhood.

Minimum setbacks for the district are defined in Appendix "A", Section 6.04 - Bulk and development standards in residence districts. A summary of requirements and requested variance is discussed below.



310 South Hudson Street

Setback summary for variance request

The required front yard setback for the R-3 district is 35'. Although the code was recently amended to allow for certain encroachments to 25', this property does not fit the required conditions for an administrative approval.

The proposed project requires that the main door to the residence, which exists on the south side adjacent to the driveway, be moved to the front of the building. A 100 square foot landing is permitted by code to encroach into the setback, but the roof of the porch structure is limited to the 35' setback and is not allowed as an encroachment.

Although the setback variance request is specific to the leading edge of the building, staff notes the garage addition will be constructed at a 30' setback, and is consistent with the 30' setback of the existing house.

Sec. 6.04. - Bulk and development standards in residence districts.

<i>R-3 District</i>	<i>Minimum Front Yard</i>	<i>Requested Setback</i>
Single-family detached dwelling	35'	25'
Variance Requested:		10' encroachment variance



Garage to be removed as seen from the adjacent alley.

In initial staff discussions with the applicant, the existing 50% lot coverage was of concern. Preliminary drawings of the addition improved the percentage, but not to the 35% that code allows. The applicant has performed a significant analysis on how best to meet the code requirements, including complete replacement of the driveway with permeable pavers. This not only eliminated the requirement for a lot coverage variance request, but also shows sensitivity to Village efforts of stormwater management. The resulting project will only have 32% lot coverage, which leave an allowance for future improvements as well.

SUMMARY

The applicant requests a variance for relief from the minimum setback for a front yard to construct a home addition in the R-3 Single Family Detached Residence District.

DOCUMENTS ATTACHED

1. Public notice as published in the November 30, 2016 edition of the Westmont Progress.
2. Application for variance, with associated application materials, dated November 08, 2016.
 - a. Plat of Survey, prepared by Greater Illinois Survey Company, dated April 05, 2006.
 - b. Building Plan and Elevations, prepared by Architect John M. Heye, dated November 01, 2016.
 - c. Existing and Proposed lot coverage calculations as provided by applicant.

Clark and Karen Neuharth
310 S. Hudson St.
Westmont, Illinois 60559

November 4, 2016

Community Development Department
31 West Quincy St.
Westmont, Illinois 60659

To whom it may concern:

We would like to improve our property and home value by demolishing the existing detached garage, shed, patio and much of the asphalt driveway, thereby significantly enhancing our backyard, both in size and potential beautification. Our plan is to build a new attached garage towards the front of the property (attached to the south side of the home) – also included in this plan would be a new entry on the east (front) side of the home accented by a small covered porch and a workroom behind the new garage (actually part of the same structure).

In order to achieve these improvements, we are requesting a variation in the front set-back requirements of our property – 4 feet for the front porch and 5 feet for the new garage front (see proposed drawings and plate of survey).

Please find below our responses to the three standards – Findings of Fact for Variations:

- a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

Many of the homes in our neighborhood, particularly the newer ones, have street-facing, aesthetically pleasing front entries and attached garages. We believe to keep pace with the market that the proposed improvements are necessary and warranted.

- b) The plight of the owner is due to unique circumstances.

The addition of a new front entry (which is necessary considering the new garage would eliminate direct entry from the outside) without some architectural enhancement could be viewed as unattractive considering the design and shape of the home. With respect to placement of the new garage, the proposed design would allow for ready access to the home from the garage through the existing living room doorway and still leave ample space in front of the doorway and staircase to park a vehicle. Setting an attached garage back five feet from the front of the home would not allow us to retain the existing access without significant changes in structure. We would consider such modifications a disruption to the natural flow of our home as well as cost prohibitive.

- c) The variation, if granted, will not alter the essential character of the locality.

We have assessed the look of our property and contracted the services of a professional architect to provide renderings of what the property would look like with these proposed changes, and we firmly believe that these changes will in no way “alter the essential character of the locality.” We have also discussed these changes with close neighbors and have received no negative feedback.

Respectfully submitted for your consideration,

Clark R. and Karen C. Neuharth



CLARK & KAREN NEUHAETH
310 S. HUDSON

EXISTING LOT COVERAGE

LOT 60' x 144.5' = 8670 SQ. FT.
ALLOWABLE (35%) = 3034 SQ. FT.

CURRENT

① HOUSE	28.2 x 53.2	=	1500
② HOUSE	23.3 x 8.1	=	189
③ HOUSE	$\frac{1}{2} (4.9 \times 8.1)$	=	20
④ DRIVEWAY	$\frac{1}{2} (4.9 \times 8.1)$	=	20
⑤ DRIVEWAY	25.4 x 11.6	=	295
⑥ DRIVEWAY	19.0 x 8.1	=	154
⑦ DRIVEWAY	30.2 x 15.0	=	453
⑧ DRIVEWAY	23.0 x 18.0	=	414
⑨ DRIVEWAY	30.3 x 17.0 (±)	=	515
⑩ PATIO	$\frac{1}{4} (3.14 \times 20^2)$	=	314
⑪ GARAGE	20.4 x 20.4	=	416
⑫ SHED	8.0 x 8.0	=	64
			<hr/>
			4354 SQ. FT.

$\left(\frac{4354}{8670} \right) \times 100 = 50.2\%$ EXISTING IMPERVIOUS LOT COVERAGE

$A = \pi r^2$

CLARK + KAREN NEUHARTH

310 S. HUDSON

PROPOSED LOT COVERAGE

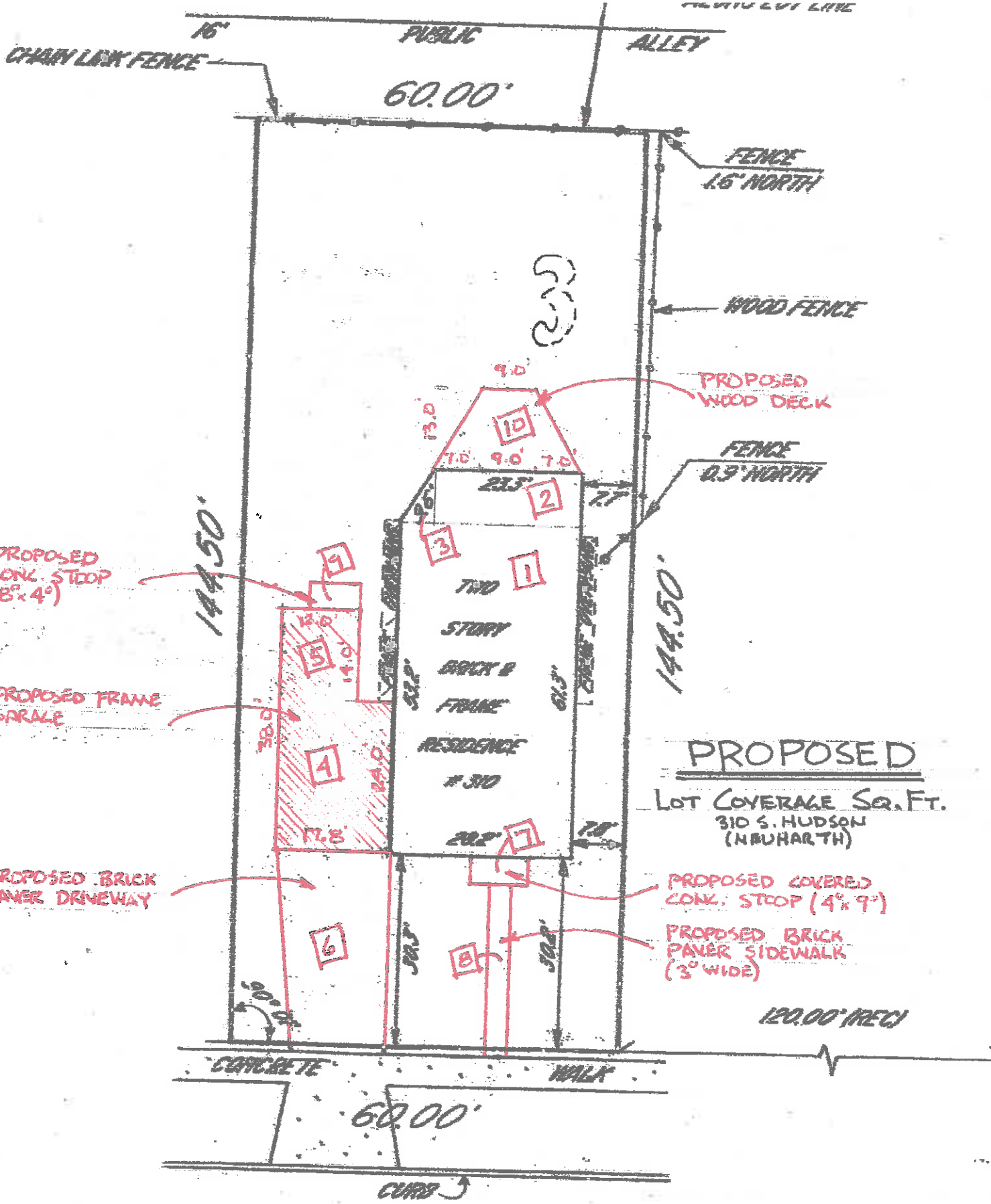
LOT 60' x 144.5' = 8670 SQ FT.

ALLOWABLE (35%) = 3034 SQ FT.

PROPOSED

EXISTING	1	HOUSE	28.2 x 53.2	=	1500
EXISTING	2	HOUSE	23.3 x 8.1	=	189
EXISTING	3	HOUSE	1/2 (4.9 x 8.1)	=	20
	4	ADDITION	17.8 x 24.0	=	427
	5	ADDITION	12.0 x 14.0	=	168
	6	DRIVEWAY (PAVERS)	(30.3 x 17.0) 1/2	=	258
	7	FRONT STOOP	4.0 x 9.0	=	36
	8	WALKWAY (PAVERS)	(3.0 x 25.0) 1/2	=	38
	9	REAR STOOP	8.0 x 4.0	=	32
	10	WOOD DECK	(16.0 x 13.0) 1/2	=	104
					<hr/>
					2772 SQ FT

$$\left(\frac{2772}{8670} \right) \times 100 = 31.9\% \text{ PROPOSED LOT COVERAGE}$$



66.00' R.O.W.

S.

HUDSON STREET SITE PLAN

SCALE: 1" = 20.0'



VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF DECEMBER 14, 2016

P/Z 16-027 – Clark and Karen Neuharth, 310 South Hudson Street, Westmont

Request for a variance to allow the construction of a home addition that encroaches into the required front yard setback.

***CRITERIA NO. 1:** The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.*

FINDINGS OF FACT: The existing property contains a legal non-conforming front yard setback of 30', currently exceeds the maximum allowable lot coverage and contains a less than ideal side entrance with a detached garage. The proposed attached garage will match the existing front yard setback, and relocating the entrance to the front of the house with a covered porch entry will add curb appeal and convenience. The Applicant could not improve this property as proposed and enhance the neighborhood without this variance.

***CRITERIA NO. 2:** The plight of the owner is due to unique circumstances.*

FINDINGS OF FACT: The house currently contains a legal non-conforming front yard setback, which the proposed attached garage will match. The owner will reduce lot coverage from approximately 50% to approximately 32%.

***CRITERIA NO. 3:** The variation, if granted, will not alter the essential character of the locality.*

FINDINGS OF FACT: The proposed attached garage and relocated entrance with a covered porch will enhance the property and the neighborhood, and the proposed improvements are consistent with the character of the neighborhood. The owner will reduce existing lot coverage to minimize any stormwater impacts from this project.

 7 The Planning and Zoning Commission agrees with the above findings.

 0 The Planning and Zoning Commission does not agree with the above findings.

OF

ILLINOIS.



Technical drawing of a roof section showing a gable end with a vertical line and a horizontal line, and a section labeled 'Z'.

120 North LaSalle - Suite 900
Chicago, Illinois 60602
Phone:(312)236-7300 Fax:(312)236-0284

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON
REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND
LOCAL BUILDING AND ZONING ORDINANCES.

DATED: 4-5-06

Paula J. Hall

RICHARD P. URCHELL I.P.L.S. No. 3183
LICENSE RENEWAL DATE: NOVEMBER 30, 2006
ORDER NO. 37433/268954

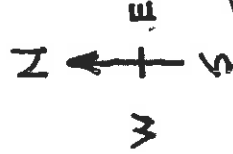
PROPOSED
DESIGN SKETCHES

for
Mr. & Mrs. CLARK NEUMARTH
310 S. HUDSON WESTMONT IL.
(708) 275-5687
11/1/76

JOHN M. HEYE

Architect

P.O. Box 602,
Downers Grove
Illinois 60515
630-864-4427



(EXIST
FAMILY)

(EXIST
LIVING)

(EXIST
DINING)

4"x4" WOOD POST
W/ 12"x12" FPLG
BRICK BASE M/T.
TO MATCH EXIST
MASONRY

COVERED
ENTRY
PORCH
4' x 9'

LINE OF EXIST
BEDROOM LEVEL
ABOVE

14'-0"

DN

STORAGE
13'-0" x 11'-3"

12'-0"

GARAGE
±20' x 17'

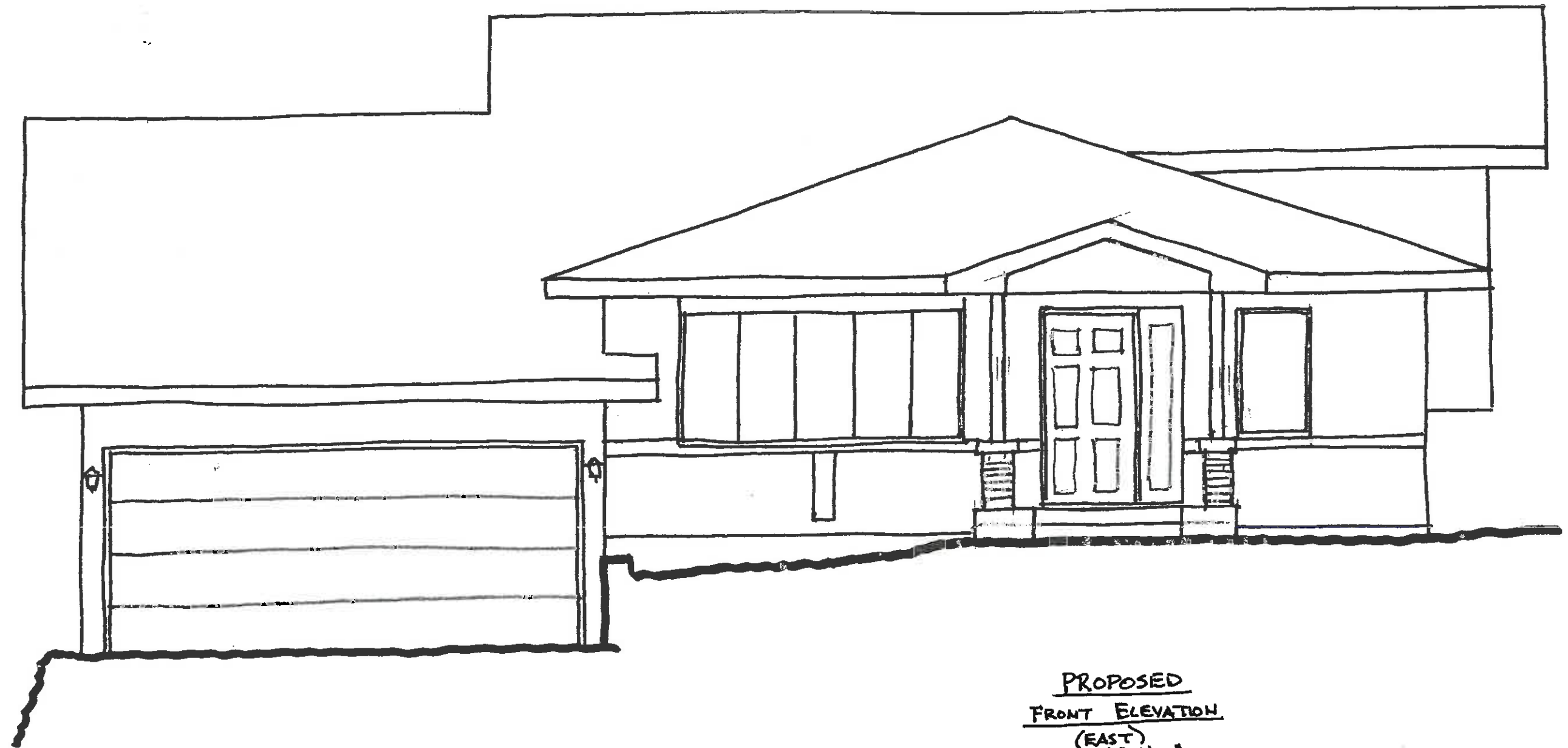
16'-7" O.H. DOOR
17'-10"

OPTIONAL
C/SANT

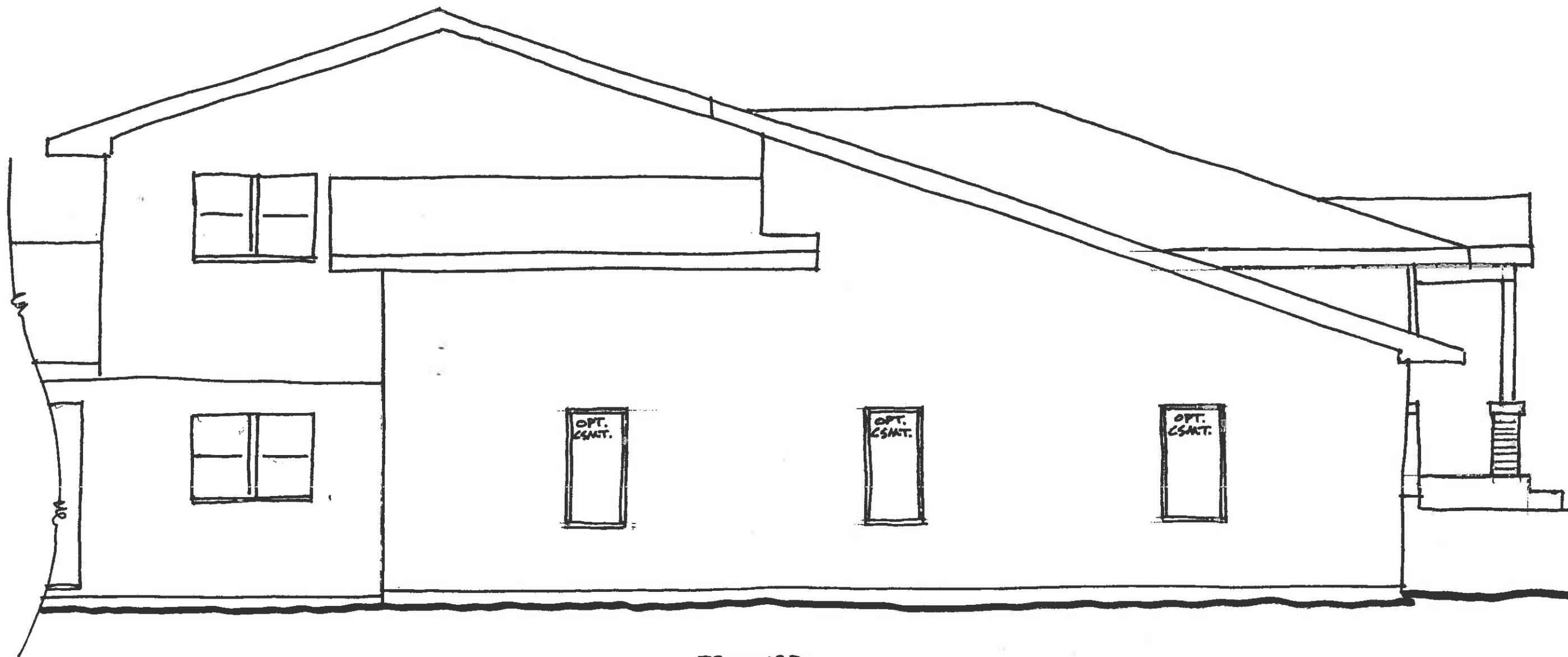
OPTIONAL
C/SANT
±38'-0"

OPTIONAL
C/SANT

PROPOSED
FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED
FRONT ELEVATION
(EAST)
SCALE $\frac{1}{4}" = 1'-0"$
(NEUHARTH)



PROPOSED
LEFT SIDE ELEVATION
(SOUTH)
SCALE: $\frac{1}{4}" = 1'-0"$
(NEUHARTH)